



43 Ballynure Road

Ballyclare BT39 9AG

Offers over £144,950



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Nest Estate Agents are delighted to bring to the market this well presented four bedroom mid townhouse in the heart of Ballyclare town, situated on the Ballynure Road. This property offers ample living space split over three floors, many of the original period features remain yet the property has been modernised and well looked after by the current owners. The ground floor offers two spacious reception rooms along with kitchen and dining area, french patio doors leading to rear garden. First floor comprises of two well proportioned bedrooms along with family bathroom and the third floor offers two further bedrooms-offering flexible and adaptable accommodation for growing families. The property is ideally located within walking distance to many local amenities including shops, coffee shops, schools and parks.

Externally the property has a rear enclosed garden finished in tarmac and paving. The property also offers two parking spaces to the rear, accessed via shared laneway.

This property would suit a growing family, first time buyers or investors alike, to arrange a viewing please contact Nest on 02893 438090 or [hello@nestestateagents.com](mailto:hello@nestestateagents.com)

## PORCH

3'4 x 3'11 (1.02m x 1.19m)

uPVC external door with glazed inset. Low maintenance front garden finished with stones and paved walkway and step. Quarry tile flooring.

## HALLWAY

12'7 x 3'11 (3.84m x 1.19m)

Wood effect laminate flooring. Hardwood door with double glazed frosted inset. High ceilings finished with periodic cornice

## LIVING ROOM

12'8 x 16'3 (3.86m x 4.95m)

Solid wood flooring. Open fire with tiled hearth. uPVC double glazed bay window.

## FAMILY ROOM

12'5 x 11'7 (3.78m x 3.53m)

Laminate wood effect flooring. Open fire with tiled hearth

## STORAGE

3'1 x 4' (0.94m x 1.22m)

## KITCHEN

14'5 x 8'10 (4.39m x 2.69m)

Shaker style fitted kitchen with a range of high and low level units, contrasting formica worktop. Tiled splashback. Stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated oven and hob, fridge freezer and dishwasher. Integrated extractor fan. Plumbed for appliances. Ceramic tiled flooring. uPVC double glazed door leading to rear garden.

## DINING ROOM

14'5 x 7'2 (4.39m x 2.18m)

## BEDROOM 1

17'6 x 15'9 (5.33m x 4.80m)

Feature cast iron fireplace with surround. uPVC bay window. Solid wood flooring.

## BEDROOM 3

11'10 x 10'5 (3.61m x 3.18m)

## BATHROOM

8'9 x 10'7 (2.67m x 3.23m)

Four piece family suite comprising of panelled bath with handheld chrome shower and mixer taps. Partially tiled walls with mosaic border, ceramic tiled flooring, vanity unit with ceramic sink. Clad ceiling, fully tiled enclosed shower with electric shower unit.

## LANDING

8'9 x 10'7 (2.67m x 3.23m)

## BEDROOM 2

16'3 x 12'1 (4.95m x 3.68m)

## BEDROOM 4

11'10 x 10'5 (3.61m x 3.18m)

## LANDING

6'4 x 11'10 (1.93m x 3.61m)

## OUTSIDE

Fully enclosed rear garden with solid brick outbuilding, additional off road parking to the rear via shared laneway. Outside tap. uPVC double doors leading to rear garden via dining room.

We endeavour to make our sales particulars

accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property?  
Contact Nest Mortgages on 02893 438092.



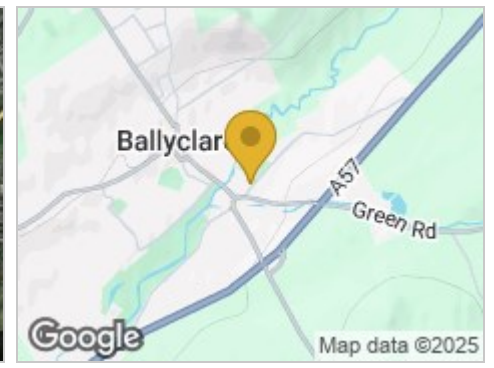
### Road Map



### Hybrid Map

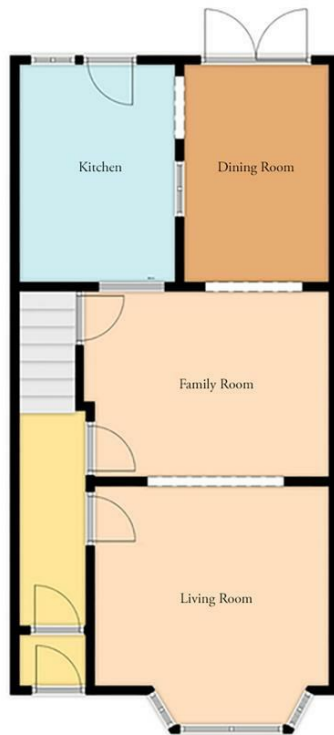


### Terrain Map



### Floor Plan

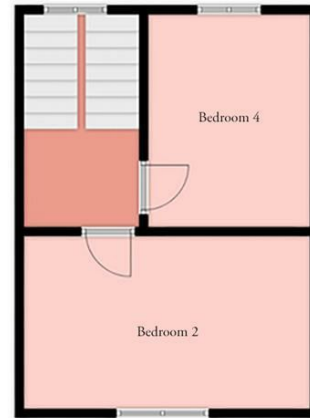
## 43 Ballynure Road, Ballyclare



Ground Floor



First Floor



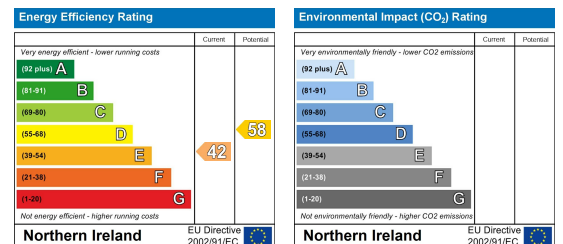
Second Floor



### Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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